

**Township of North Brunswick  
Zoning Board of Adjustment  
Regular Meeting  
Tuesday, January 25, 2022 – 7:00 P.M.**

From a computer, tablet or smartphone:  
<https://global.gotomeeting.com/join/902180941>

**By telephone:**  
**+1(786) 535-3211 - Access Code: 902-180-941**  
**One-touch: tel:+17865353211,,902180941#**

Adjourn 2021 Board Sinedie  
Appoint Temporary Chairman  
Nominate Chairman  
Nominate Vice Chairman  
Nominate Secretary

## **RESOLUTIONS**

- Δ Zoning Board of Adjustment Annual Report from 2021
- Δ Zoning Board of Adjustment By-Laws 2022
- Δ Professional Services Agreement  
Lawrence Sachs, Esq.  
for Legal Services from February 1, 2022 through January 31, 2023
- Δ Professional Services Agreement  
Delaware-Raritan Engineering, Inc.  
for Engineering Services from February 1, 2022 through January 31, 2023

## **MEMORIALIZATION**

Kalpeshkumar and Mitalben Patel  
635 Dewey Road

**RE: Block 143, Lots 164.02**

Bulk variances to partially demolish an existing 1.5 story single-family dwelling and construct a 2 story single-family dwelling, construct a new 10 ft by 20 ft open rear deck, and remove and replace the existing driveway.

*R-3 Single Family Residential Zone*

## **REQUEST TO CARRY APPLICATION TO FEBRUARY 15, 2021**

Quick Chek  
Route 130 and Nimitz Place  
Attorney: *Henry Kent Smith*

**RE: Block 230, Lot 15**

Bifurcated use variance to construct a 5,670 square foot convenience store, a 6,565 square foot gasoline service pump area to include eight (8) fuel dispensers with sixteen (16) gasoline fueling positions and a canopy covering the entire gas fueling area, eleven (11) indoor seats and eight (8) outdoor seats, associated site improvements and a (100) foot natural buffer area.

*R-2 Single Family Residential Zone*

## NEW APPLICATIONS

Pioli Properties, LLP  
360 Georges Road  
*Attorney: Bob Smith, Esq.*

DCH Investments, Inc.  
1504 Route 1  
*Attorney: James E. Stahl, Esq.*

**RE: Block 194, Lot4**

Site plan waiver request and bulk variance proposing interior alterations to the existing building and to expand the existing restaurant within the said building. Parking variance is required for the restaurant expansion, the applicant is proposing no additional parking spaces. Site plan and use variance and bulk variances were granted by the Zoning Board of Adjustment in 2011 to create a mixed-use development with shared parking on the site.  
*I-2 Industrial Zone*

**RE: Block 143.05, Lots 18.02, 19.01 & 21.01**

Site plan, use and bulk variances to demolish two existing buildings, construct a two story addition to the existing new car dealership which will house 36 motor vehicle service bays, modify and expand vehicle parking/display area to Lot 21.01, and install associated site improvements.  
*R-5 Residential Zone*